

1 DORIS A. Kaelin
2 P.O. Box 1582
3 SANTA CRUZ, CA 95061
4 TELEPHONE: (831) 600-8093
5 dktrustee@gmail.com

6 CHAPTER 7 TRUSTEE

7 UNITED STATES BANKRUPTCY COURT
8 NORTHERN DISTRICT OF CALIFORNIA
9 SAN JOSE DIVISION
10

11 In Re:) Case No. 16-53243-MEH
12)
13 STERLING PEAK, LLC,) Chapter 7
14)
15 Debtor.) **REPORT OF SALE OF REAL**
16) **PROPERTY: 1123 Versailles Ave.,**
17) **Alameda, California**
18) (F.R.B.P. 6004(f))
19)
20 _____)

21 Doris A. Kaelin, Trustee in bankruptcy of the estate of the above-named Debtor,
22 respectfully represents:

23 1. The real property located at 1123 Versailles Ave., Alameda, California ("Real
24 Property") is a single family residence.

25 2. The notice of hearing on the Trustee's motion to sell the Real Property was filed
26 with the Court on June 23, 2017 [Dkt. 136]. The notice was mailed to creditors on June 23, 2017
27 [See Certificate of Service, Dkt. 137-1].

28 3. Following a hearing held on July 20, 2017, the court entered its Order approving the
sale to Shirley Suli Xie ("Buyer") for a gross purchase price of \$770,000 ["Sale Order", Dkt. 153].

4. A separate notice of hearing on the Trustee's motion to authorize a compromise of
controversy with NPI Debt Fund I, LP; Arch Loans SPE, LLC; NPI Debt Fund II, LP; and Arch
CBT SPE, LLC was filed with the Court on June 23, 2017 [Dkt. 139]. The notice was mailed to

1 creditors on June 23, 2017 [Dkt. 139-1]. Following a hearing held on July 20, 2017, the Court
2 entered its Order authorizing the compromise of controversy (“Compromise Order”, Dkt. 154).

3 5. Pursuant to the Sale Order, and the underlying agreement approved by the Compromise
4 Order, NPI Debt Fund I, LP was paid 50% of the net proceeds from escrow.

5 6. Trustee received 50% of the net sale proceeds for the sale of the Real Property in the
6 amount of \$53,877.81 from Cornerstone Title Company via wire transfer on August 15, 2017.

7 7. A true and correct copy of the Final Settlement Statement is attached to this report as
8 Exhibit “A”.

9 DATED: August 15, 2017

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11 By: /s/ Doris A. Kaelin
12 DORIS A. KAELIN,
13 Trustee in Bankruptcy
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